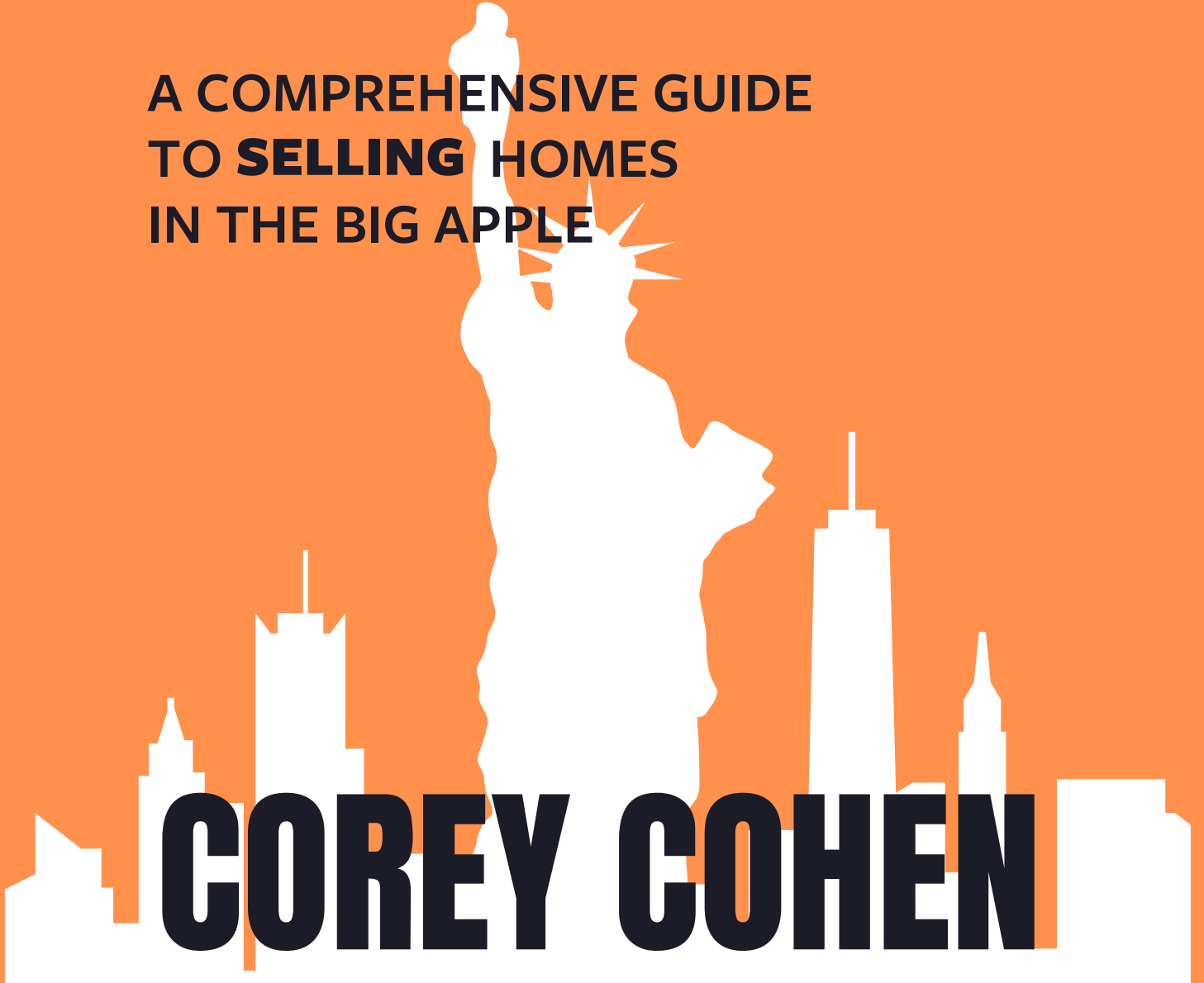


UNLOCKING NYC REAL ESTATE

A COMPREHENSIVE GUIDE
TO **SELLING** HOMES
IN THE BIG APPLE

A white silhouette of the Statue of Liberty stands prominently in the center, holding a torch aloft. Behind her is a stylized skyline of New York City skyscrapers, including recognizable buildings like the Empire State Building and the Chrysler Building. The entire graphic is set against a solid orange background.

COREY COHEN

FOUNDER OF THE ROEBLING GROUP

Dear Homeowner,

Thank you for the opportunity to present my ideas on how to best sell your residence. I am passionate about what I do and will always operate as a fiduciary first.

I intend to make this transaction as smooth as possible while helping you net the most amount of capital from your home. Please feel free to reach me anytime should you have questions or want to discuss further.

Sincerely,
Corey Cohen

A handwritten signature in cursive script that reads "Corey Cohen".

Founder and CEO
ccohen@roeblinggroup.com
646.906.9054



About THE ROEBLING GROUP

John Roebling's Brooklyn Bridge merged science with art.

At The Roebling Group, we deploy data-driven strategies that foster the emotional connection needed to successfully execute your home sale.

Boutique.

Personalized.

Experienced.

Accountable.



33 Washington Street
Brooklyn, NY 11201
Phone: 718.624.1234



Boutique

We are a boutique real estate agency, emphasizing a personalized and exclusive approach to our clients. We provide tailored services and attention to detail, ensuring a unique and customized experience for each individual.

A photograph of a city street, likely in a historic district. On the left, there are multi-story buildings with ornate architectural details, including columns and decorative ironwork on the balconies. A series of black metal stairs with railings leads up from the sidewalk to the entrances of some of these buildings. On the right, large, leafy green trees overhang the sidewalk, creating a canopy effect. A person is walking away from the camera on the sidewalk in the distance. The overall atmosphere is bright and pleasant, suggesting a sunny day.

Personalized

Every real estate transaction is unique, and we strive to provide personalized solutions to meet our clients' specific needs and preferences. We take the time to listen, understand, and cater to their requirements, delivering a personalized experience that goes above and beyond expectations.



Accountable

We hold ourselves to the highest standard with our clients. Part of that is welcoming reviews, comments, and feedback that is publicly visible. Throughout the home sale we'll be reachable during business hours and be checking in with regular reporting and updates on the sales process.



Experienced

With years of experience in the real estate industry, The Roebling Group brings a wealth of knowledge and expertise to every transaction. Our team of seasoned professionals have successfully navigated a wide range of real estate deals, honed our skills, and built a reputation for excellence. Clients can trust in our experience to guide them through the complexities of the market with confidence and peace of mind.



Founder of The Roebling Group

COREY COHEN

646.939.7375 | ccohen@roeblinggroup.com

Ensuring results with an approach that's savvy, thorough, and honest, Corey has established himself amongst the top-ranked brokers in Manhattan, according to Google. With 10 years of industry experience, Corey is a top producer who has the experience and foresight to make a smooth and satisfying deal possible.

Sellers go to Corey for his innovative marketing where he takes a 'mobile-first' approach to how the content around a home is presented online. Leveraging his experience from another lifetime in film production he creates engaging short-form videos that have generated millions of impressions for his clients and helped him amass 35,700 Tik Tok followers. The Roebling Group's boutique organizational structure allows for the creative wherewithal that pushes local and international interest around a property to generate the most buzz and best pricing. The role of a fiduciary is put at the forefront of everything Corey does – ensuring undivided loyalty, confidentiality, and duty to account to help his clients get where they want to go.

Between the unparalleled service provided with the ultimate level of care and insight, Corey has joined the upper echelon of New York City real estate.

EXPERIENCE

\$400m in deal volume

325+ transactions to date

13 years connecting buyers and sellers of real estate

WHAT THEY'RE SAYING

“

Andrew Rubin | Director at WTW | UWS Seller and Buyer

Corey and his team provided a white glove experience when selling our co-op apartment on the UWS. They were organized, responsive, and exacting in the process from start to finish. It is never easy selling in a co-op building but I am glad I went with the Roebling Group who did all of the heavy lifting. Thank you, Corey and team!

”

“

Dawson Stellberger | Bushwack Capital | Real Estate Developer

Great real estate professional. Listens and understands the needs of his clients and diligently works to fulfill their needs. Highly recommend working with Corey.

”

Google

Reviews ★★★★★

“

George Varthalamis | Principal | UES Seller and Buyer

Corey steered me through both the sale of my existing apartment, and purchase of my new one. They helped simplify a complicated and often times stressful process. In the end, my move was smooth and successful, which I attribute to having such a great team on my side.

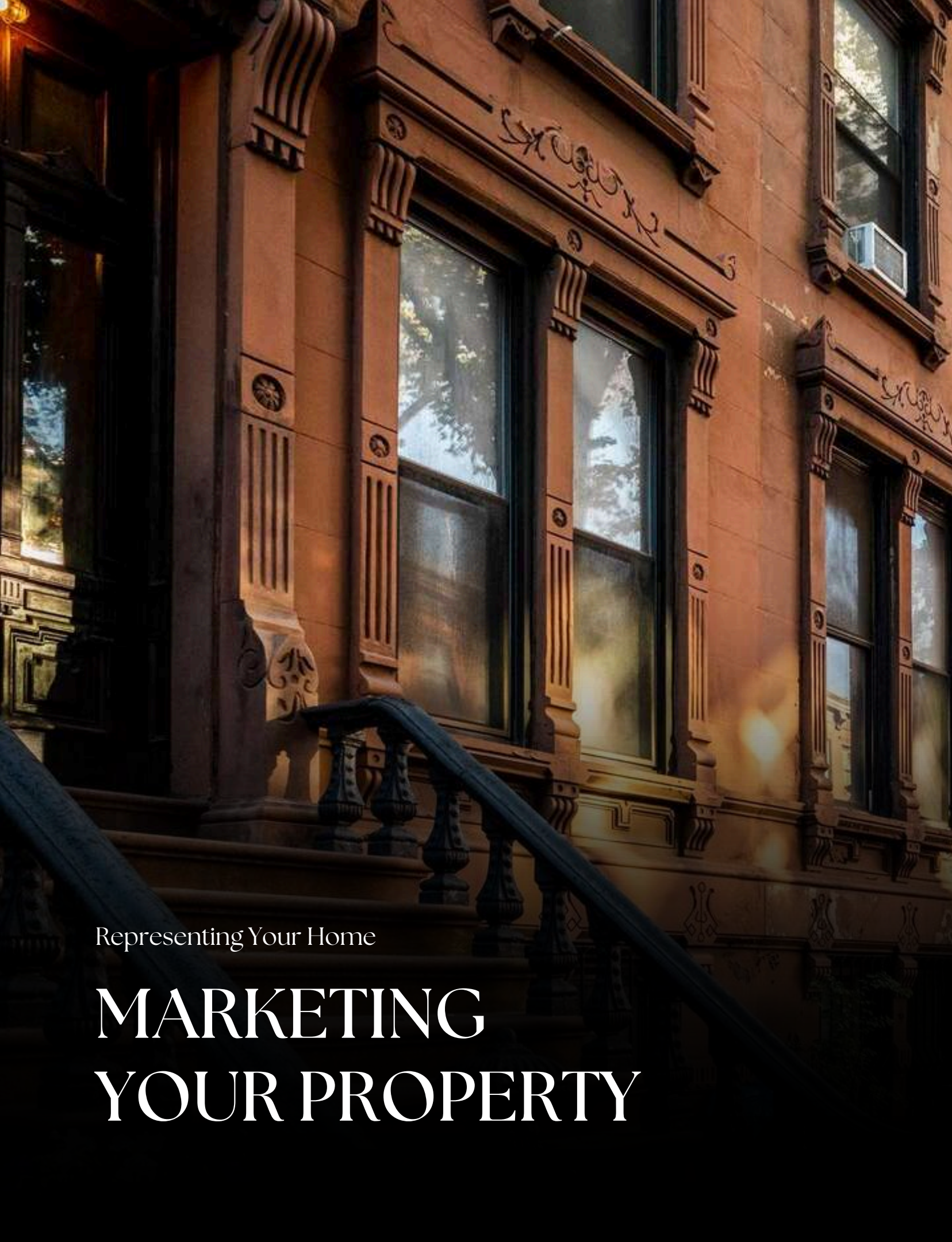
”

“

Anne and Ronald Abramson | The Tower Companies | UES Buyer

I want to say that Corey's help in buying a co-op was extraordinary. In the face of difficulties, he plowed through and made it happen.

”



Representing Your Home

MARKETING YOUR PROPERTY





QUALITY

We work with the best.

NIMBLE

Principal to Principal communication.
Untethered by bureaucracy.

INNOVATIVE

It's an aggregated and social world that's evolving fast.
Fortunately, we're digital pioneers.



**BEST OF
ZILLOW**



StreetEasy | Experts

**Top Performer
By Sales Volume**



**Google
Customer Reviews**
★★★★★

5-Star Business





INDUSTRY-LEADING SERVICE

- Your home is personal. We will customize your experience to fit your goals.
- Personalized attention only available at a boutique agency.
- Fiduciary advisors that prioritize your interests exclusively.
- Flexible and competitive listing structure.



MARKETING TIMELINE

01	02	03	04	05	06	07	08
----	----	----	----	----	----	----	----

PRE-LAUNCH

- Develop the property narrative and copy.
- Create the custom luxury real estate brochure designed by The Roebling Group and aimed at attracting the relevant buyer.
- Document the space via photography, floorplans, and video.
- Conduct targeted initial outreach including specific brokers in the community and in The Roebling Group network, as well as specific top luxury real estate brokers globally
- Begin high-touch outreach with "Coming Soon" digital campaign.
- Leverage the team's network to begin whisper promotion of property.

LAUNCH

- Begin targeted, customized campaign across select digital channels including email, Instagram, Facebook, Tiktok, email campaigns to The Roebling Group team database. Launch paid promotion on StreetEasy, Zillow, WSJ.
- Launch email and digital campaigns to find high intent, qualified buyers, and brokers in our network.
- Target broker community with emails and 1:1 phone calls about the property.
- Schedule open houses with top brokers in the community and select prospective buyers.
- Work with the PR team for relevant press coverage, editorial opportunities, and select event engagements if applicable.
- Print material onsite handed to brokers and prospective buyers during open houses and showings.

09	10	11	12	13	14	15
----	----	----	----	----	----	----

ONGOING

- Placing select, targeted advertisements and seeking new press opportunities with TRG PR team and broader channels.
- Distribution of print collateral (just listed post-card) and inclusion in luxury portfolio booklet to be distributed through select media partners in NYC and relevant high-net-worth communities.
- Consistently emailing brokers and buyers alike.
- Monthly reporting of campaign data and feedback from market.
- The Roebling Group to provide an update on any showings, market feedback and next steps for marketing approach and opportunities in the coming weeks.

84%

of inquiries stem from
the **Streeteasy-Zillow**
Network

96%

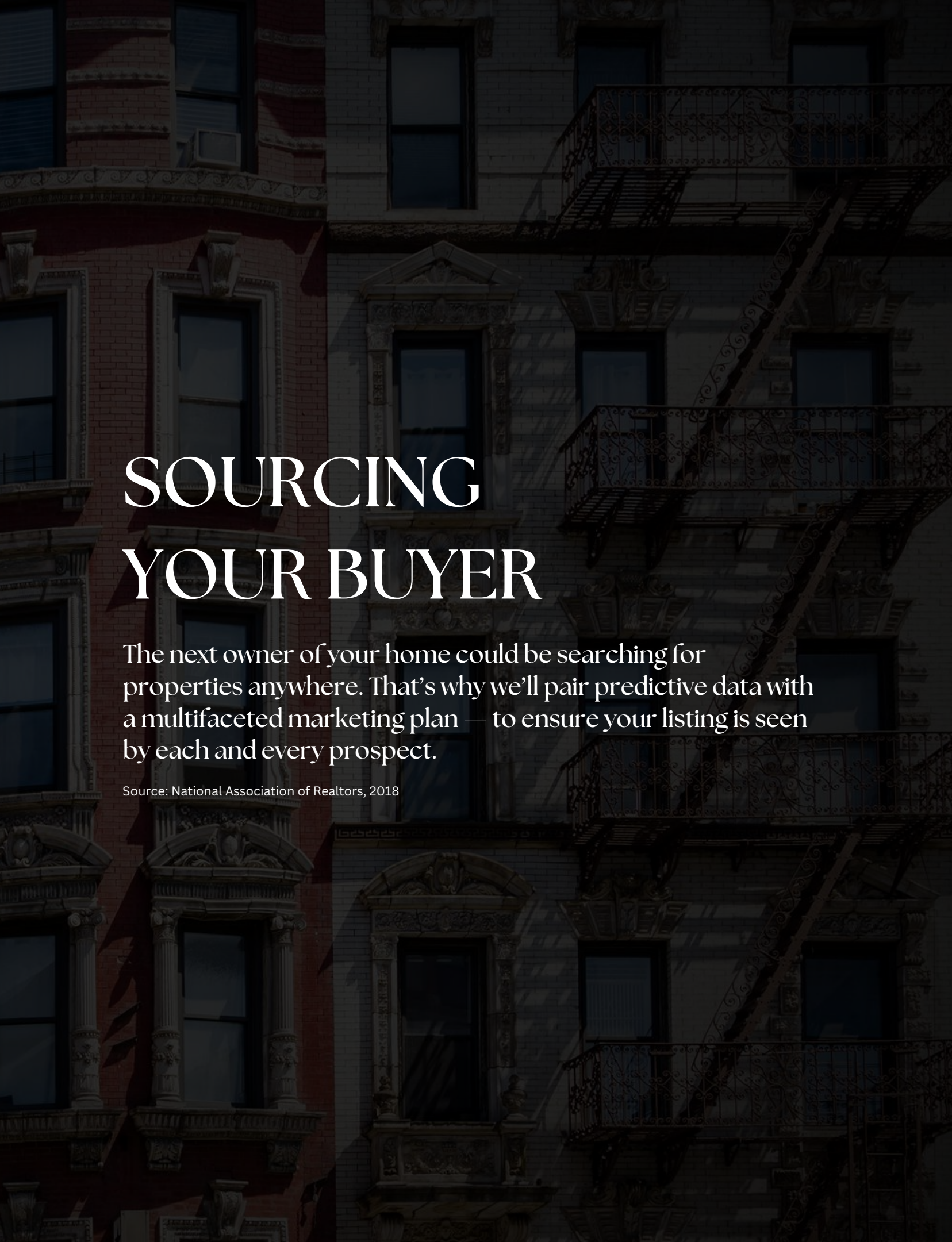
of buyers used **online**
tools in the search
process

86%

of buyers recently **purchased**
their home **through** a real
estate **agent** or broker

47%

of recent buyers, the **first**
step that they took in the
home buying process was
to **look online** at
properties for sale



SOURCING YOUR BUYER

The next owner of your home could be searching for properties anywhere. That's why we'll pair predictive data with a multifaceted marketing plan — to ensure your listing is seen by each and every prospect.

Source: National Association of Realtors, 2018

DUE DILIGENCE

Is co-purchasing allowed? What are the building's reserves? When was the last time Local Law 11 was completed? We'll have every answer in hand prior to listing by requesting a custom questionnaire with the managing agent.

Financials

- The 2022 audited financial statements indicate that the Corporation received \$5,497,495.00 in revenue and had \$5,341,925.00 in expenses before depreciation. This resulted in a surplus of \$155,570.00.
 - Please note that, while not the case for this building, it is common for buildings to operate at a minor deficit as the building's revenue is meant to cover expenses and not generate a profit.
- The 2021 audited financial statements indicate that the Corporation received \$5,423,055.00 in revenue and had \$5,212,507.00 in expenses before depreciation. This resulted in a surplus of \$210,548.00.
- Approximately 91% of the building's expenses are fixed costs relating to payroll, utilities (including water) mortgage interest and real estate taxes.
- The Managing Agent for the Corporation has advised that they currently have approximately \$1,713,197.76 in Reserve.
- The Managing Agent has advised that the monthly maintenance for the Unit is \$1,552.26.
- The Managing Agent has advised that the maintenance last increased by 3.86% in 2022.
 - There was an increase of 2.95% in 2022.
 - There was an increase of 3.87% in 2021.
 - There was an increase of 3.7% in 2020.
 - There was an increase of 7.5% in 2019.
- The Corporation does not charge a flip tax.
- Mortgage Payable.
 - The Corporation has a mortgage in the amount of \$10,500,000.00 at an interest rate of 3.34%. Payments are interest only. Mortgage matures January 1, 2030.
 - The Corporation has a line of credit in the amount of \$500,000.00 at an interest rate per annum equal to the Prime Rate. As of December 31, 2022, the Corporation had not drawn down on this loan.
- Litigation. The Managing Agent has advised that there is no pending litigation against the Corporation. Any pending litigation may affect a lender's ability to provide a loan.
- Arrears. There are five (5) unit owners in arrears on payment of the maintenance. The arrears of approximately \$16,500 are a result of a unit that is in probate. The Unit is currently in contract for sale, and the arrears will be collected at closing of the Unit.

RIVERCROSS TENANTS' CORP.
2023 BUDGET

PROJECTED REVENUES

Carrying Charges/Maintenance	\$10,654,000*
Transfer Fee Income	\$3,925,000
Interest Income/NCB Dividend	\$640,000
Professional Rentals	\$150,000
Laundry Room Income	\$65,000
Storage/Lockers/Bikes	\$95,000
Miscellaneous Income	\$90,000
Total Revenues	\$15,619,000

PROJECTED EXPENSES

Administrative

Management Fee	\$380,000
Professional Expenses	\$199,000
Office/Administrative Expenses	\$121,000
Insurance	\$533,000

Utilities

Electricity	\$845,000
Water	\$337,000
Gas/Fuel	\$380,000

Operating/Maintenance

Payroll & Payroll Taxes	\$1,548,000
Union Welfare & Pension	\$615,000
Repairs, Maintenance & Supplies	\$760,000
Public Safety	\$228,000
Health Club Expenses	\$150,000

Financial

Debt Service	\$2,085,000
Real Estate Taxes (PILOTS)	\$4,477,000
Ground Rent	\$2,875,000
NYS & NYC Franchise Taxes	\$56,000

Total Expenses	\$15,589,000
-----------------------	---------------------

Operating Surplus	\$30,000
--------------------------	-----------------

*Includes maintenance increase of 5% effective July 1, 2023

RESEARCH, ANALYSIS & INSIGHTS



Comparable Analysis						
Summary of 400 East 81st Street #25C						
Date Listed	Price	Listing Status	Time on Market	Bed	Bath	Area
1/10/2021	\$1,300,000	Active	200 days	2 beds	2 baths	1100 sqft
In-Building Data						
Average price	\$1,300,000	Average 5 per 1'				
Active Listings	\$1,300,000	127				
In-Contingent Listings	\$0	0				
Unsold Listings	\$1,300,000	0				
Recorded sales	\$1,300,000	2				
IN-BUILDING PAST SALES						
Date	Unit	Price	Listing Status	Bed	Bath	Area
1/10/2021	#25C	\$1,300,000	Active	2 beds	2 baths	1100 sqft
1/10/2021	#25C	\$1,300,000	No Longer Available on StreetEasy	2 beds	2 baths	1100 sqft
1/10/2021	#25C	\$1,300,000	No Longer Available on StreetEasy	4 beds	4 baths	1100 sqft
1/10/2021	#25C	\$1,300,000	Sold (asking: \$1,300,000)	4 beds	4 baths	1100 sqft
1/10/2021	#25C	\$1,300,000	No Longer Available on StreetEasy	2 beds	2 baths	1100 sqft
1/10/2021	#25C	\$1,300,000	Sold (asking: \$1,300,000 - 4.58%)	2 beds	2 baths	1100 sqft
1/10/2021	#25C	\$1,300,000	Recorded Closing	2 beds	2 baths	1100 sqft
1/10/2021	#25C	\$1,300,000	Sold (asking: \$1,300,000 - 6.67%)	2 beds	2 baths	1100 sqft
1/10/2021	#25C	\$1,300,000	Sold (asking: \$1,300,000 - 11.43%)	2 beds	2 baths	1100 sqft
1/10/2021	#25C	\$1,300,000	Sold (asking: \$1,300,000 - 9.38%)	2 beds	2 baths	1100 sqft
1/10/2021	#25C	\$1,300,000	Recorded Closing	2 beds	2 baths	1100 sqft
1/10/2021	#25C	\$1,300,000	Sold (asking: \$1,300,000 - 6.43%)	2 beds	2 baths	1100 sqft
1/10/2021	#25C	\$1,300,000	Sold (asking: \$1,300,000 - 6.43%)	2 beds	2 baths	1100 sqft
1/10/2021	#25C	\$1,300,000	Sold (asking: \$1,300,000 - 2.78%)	2 beds	2 baths	1100 sqft
1/10/2021	#25C	\$1,300,000	Sold (asking: \$1,300,000 - 4.62%)	2 beds	2 baths	1100 sqft
1/10/2021	#25C	\$1,300,000	Sold (asking: \$1,300,000)	2 beds	2 baths	1100 sqft
ACTIVE LISTINGS						
Address	Price	Unit #	Time on Market	Property Type	Bed	Bath
200 East 10th Street	\$1,300,000	A100	20 days	Condo	2	2
200 East 10th Street	\$1,300,000	A70	30 days	Condo	2	2
200 East 10th Street	\$1,300,000	A60	30 days	Condo	2	2
200 East 10th Street	\$1,300,000	A50	30 days	Condo	2	2
200 East 10th Street	\$1,300,000	A40	30 days	Condo	2	2
200 East 10th Street	\$1,300,000	A30	30 days	Condo	2	2
200 East 10th Street	\$1,300,000	A20	30 days	Condo	2	2
200 East 10th Street	\$1,300,000	A10	30 days	Condo	2	2
200 East 10th Street	\$1,300,000	A00	30 days	Condo	2	2
200 East 10th Street	\$1,300,000	A-10	30 days	Condo	2	2
200 East 10th Street	\$1,300,000	A-20	30 days	Condo	2	2
200 East 10th Street	\$1,300,000	A-30	30 days	Condo	2	2
200 East 10th Street	\$1,300,000	A-40	30 days	Condo	2	2
200 East 10th Street	\$1,300,000	A-50	30 days	Condo	2	2
200 East 10th Street	\$1,300,000	A-60	30 days	Condo	2	2
200 East 10th Street	\$1,300,000	A-70	30 days	Condo	2	2
200 East 10th Street	\$1,300,000	A-80	30 days	Condo	2	2
200 East 10th Street	\$1,300,000	A-90	30 days	Condo	2	2
200 East 10th Street	\$1,300,000	A-100	30 days	Condo	2	2

OC	Monthly Costs	PSF	Comments
\$1,710	\$1,712	\$1,812	Price decrease - \$80,000 (2.2%) About 7 Weeks Ago

Unit	OC	Monthly Costs	PSF	Comments
\$1,940	\$1,712	\$1,712	\$1,812	Apartment of interest. Inside view of the river and the Chrysler Building from a quiet floor.
\$1,036	\$1,940	\$2,376	\$1,276	18th Floor. Lower to the street and likely noisy with limited views.
\$4,220	\$1,228	\$7,201	\$1,917	Higher price per square foot despite all sponsor-delivered finishes.
\$4,120	\$1,202	\$7,421	\$2,000	High floor with some upgraded to the kitchen and bathrooms. Slightly dropped over time but still too expensive to sell.
\$1,812	\$1,301	\$4,125	\$1,400	Did not sell but Northern exposures only. Limited waterfront views. Less light.
\$2,040	\$1,626	\$4,674	\$1,306	Lower floor with less views and light. Contract from February 2011 when it was still a weaker market. Upgraded kitchen and bathroom.
\$1,269	\$1,890	\$1,179	2961	Appeared to be an insider sale from one party internally to another.
\$1,079	\$1,223	\$4,203	\$1,496	Peak COGS/ discounting with a contract date of November of 2010. Low floor, street noise, limited views. Same finishes.
\$1,200	\$1,492	\$4,828	\$1,429	Went into contract during peak discounting in the Fall of 2010. No waterfront views but city views, in touch with buying agent for insight into the listing broker.
\$1,096	\$1,040	\$1,801	\$1,713	Sold in the middle of 2010. However discounting then.
2943	\$1,300	\$1,302	\$1,328	
\$1,096	\$1,624	\$6,228	\$1,707	
\$1,000	\$1,800	\$1,801	\$1,875	Large exposure to the water in the living room. Deal closed three years ago in a better market.
\$1,763	\$1,960	\$1,723	\$1,362	
\$1,102	\$1,014	\$1,016	\$1,464	Reasonably high floor but not with open views of the water and city.
\$2,062	\$1,300	\$4,301	\$1,812	

Area (sq ft)	\$ per sq ft	Area	OC	Monthly Costs	Comments
1,384	\$1,174	\$1,199	\$1,735	\$1,734	Temporarily off market. Was listed for around 30 days. High floor in similar condition. Good traction at \$2m it seemed. City view. Larger apartment but no views as the lower price per square foot is in effect. 2003 construction so similar in that regard.
1,890	\$1,036	\$1,862	\$1,846	\$1,802	
1,114	\$1,039	\$1,068	\$1,817	\$1,464	
1,207	\$1,811	\$1,940	\$1,972	\$1,628	
1,076	\$1,736	\$1,143	\$1,080	\$1,712	
		\$1,111	\$1,080	\$4,193	
			\$1,126	\$1,126	

COMPARABLE ANALYSIS

We know your sub-market better than anyone else.

RESEARCH, ANALYSIS & INSIGHTS





CURRENT MARKET INTELLIGENCE

We're previewing homes every day and engaging with brokers who have in-contract sales data that's relevant to your home sale now. Not 6 months ago.

STRATEGIC PLANNING



BROKER PREVIEWS

We'll share the home and have conversations with select brokers that represent similar listings in the neighborhood.



STAGING

We speak the language of interior design with fluency. Of course, there is a cost to stage a home. Will the appropriate return on investment be garnered in order to justify the expense? We'll conduct a thorough review of the home to evaluate that question while ensuring perceptions of defects are minimized. When there's concern around the cost of staging we can always 'virtually' stage a home with digital retouching so buyers can understand a space's potential.



STRATEGIC PLANNING





VENDOR SELECTION

We ensure any maintenance issues are in great hands.

STRATEGIC PLANNING

PHOTOGRAPHY

Our team employs the top photographers in the city.



VIDEOGRAPHY

We shoot horizontal and vertical formats for maximum reach online.

STRATEGIC PLANNING



FLOOR PLAN

We hire floor plan draftsmen to draw up precise plans and measurements.



YOUR LISTING. EVERYWHERE.

As a REBNY member, we distribute your listing to every brokerage and website that accepts the internal RLS - this will ensure exposure to all brokers and their clients. Aggregation websites like Streeteasy, Realtor.com, and Zillow will also be utilized to their full potential. We are adept at using these services to 'refresh' the listing with minor modifications like testing a new thumbnail photograph or creating an "Open House by Appointment" so those who Saved the listing will continue to obtain notifications about your home.

 Douglas Elliman

corcoran

 COLDWELL BANKER

COMPASS

Sotheby's

SERHANT.

VOGUE

ELLE DECOR ITALIA

Instagram

facebook

twitter 

 TikTok

 Zillow

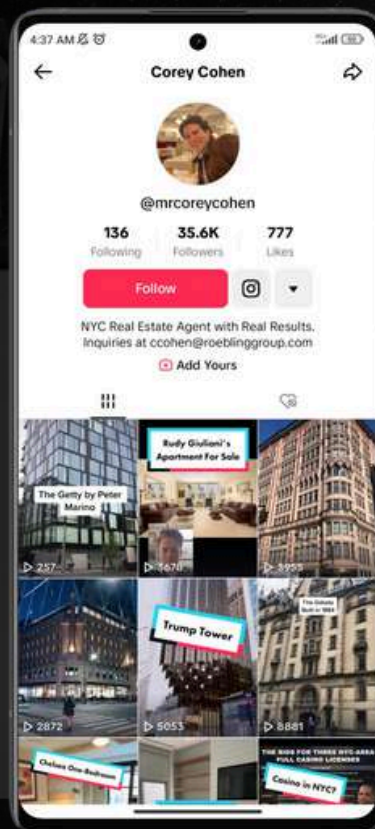
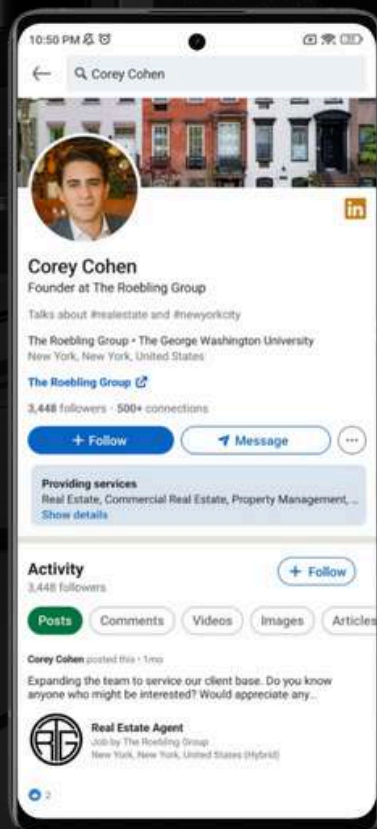
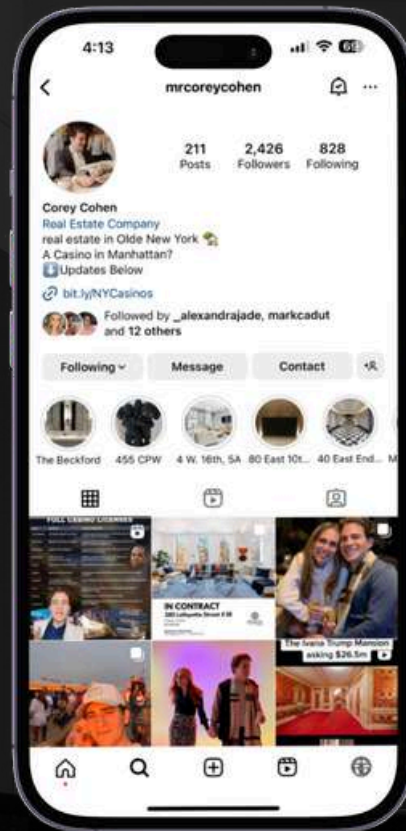
 StreetEasy

realtor.com®

 Homes.com™

 Apartments.com™

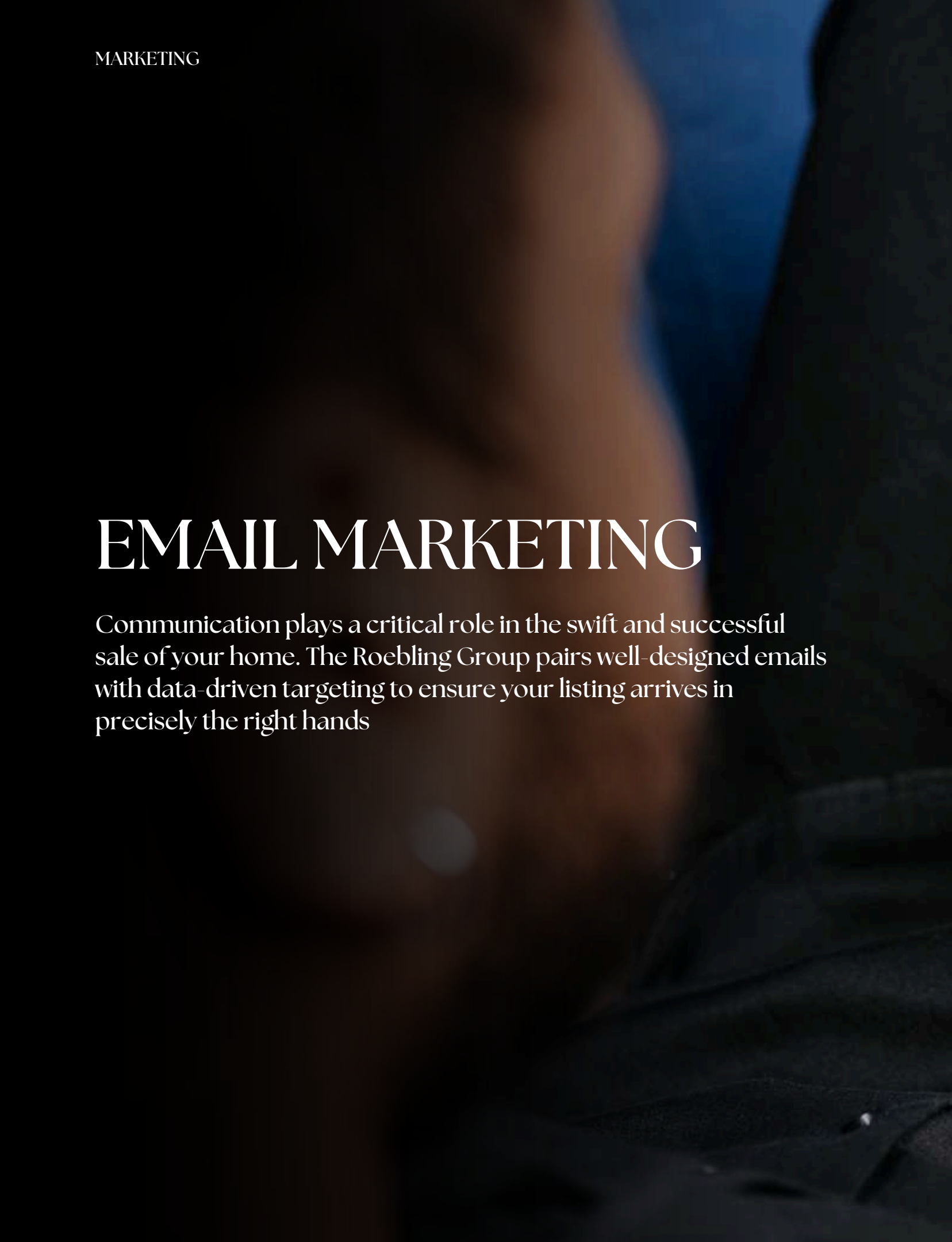
MARKETING





SOCIAL PRESENCE

We provide exposure and create word of mouth through our personal social media networks. As a digital marketing expert, I've amassed 2,000 LinkedIn followers, 35,700 TikTok followers, and 2,400 Instagram followers posting real estate content. For each format, we will include professional photography and video that positions the property in the best light possible.



MARKETING

EMAIL MARKETING

Communication plays a critical role in the swift and successful sale of your home. The Roebbling Group pairs well-designed emails with data-driven targeting to ensure your listing arrives in precisely the right hands

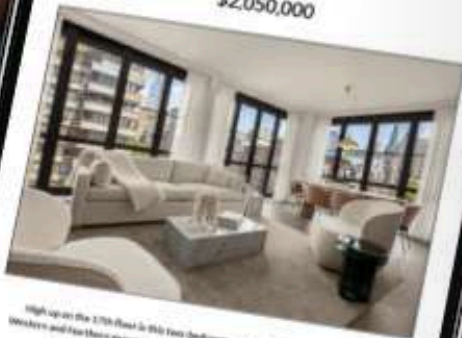


Just Listed!

165 West 66th Street #17H

2 Beds | 2 Baths

\$2,050,000



High up on the 17th floor is this two bedroom one, both corner apartment with Western and Eastern exposures. This home maintains an abundance of natural light with a layout that prioritizes space, storage, and functionality.

The living and dining quarters are expansive at almost twenty feet in length, including high ceilings, and have been upgraded with hardwood flooring. The tastefully-updated windows and doors feature up-to-date casework, a glass tile breakfast room, sleek counter tops, and new stainless steel appliances. Chef's space is in abundance with a commercial style sink, a walk-in refrigerator, a glass tile backsplash, and a custom built-in island. The primary bedroom features a king-sized bed and even a custom office setup.

165 West is a full service, 24-hour doorman building with amenities including a gym, lounge room, storage room, bike room, playroom, laundry room, and convenient access to an indoor garage with valet parking. It's all set for low maintenance charges, are strong building materials, reinforced by retail revenue from commercial spaces.

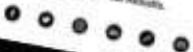


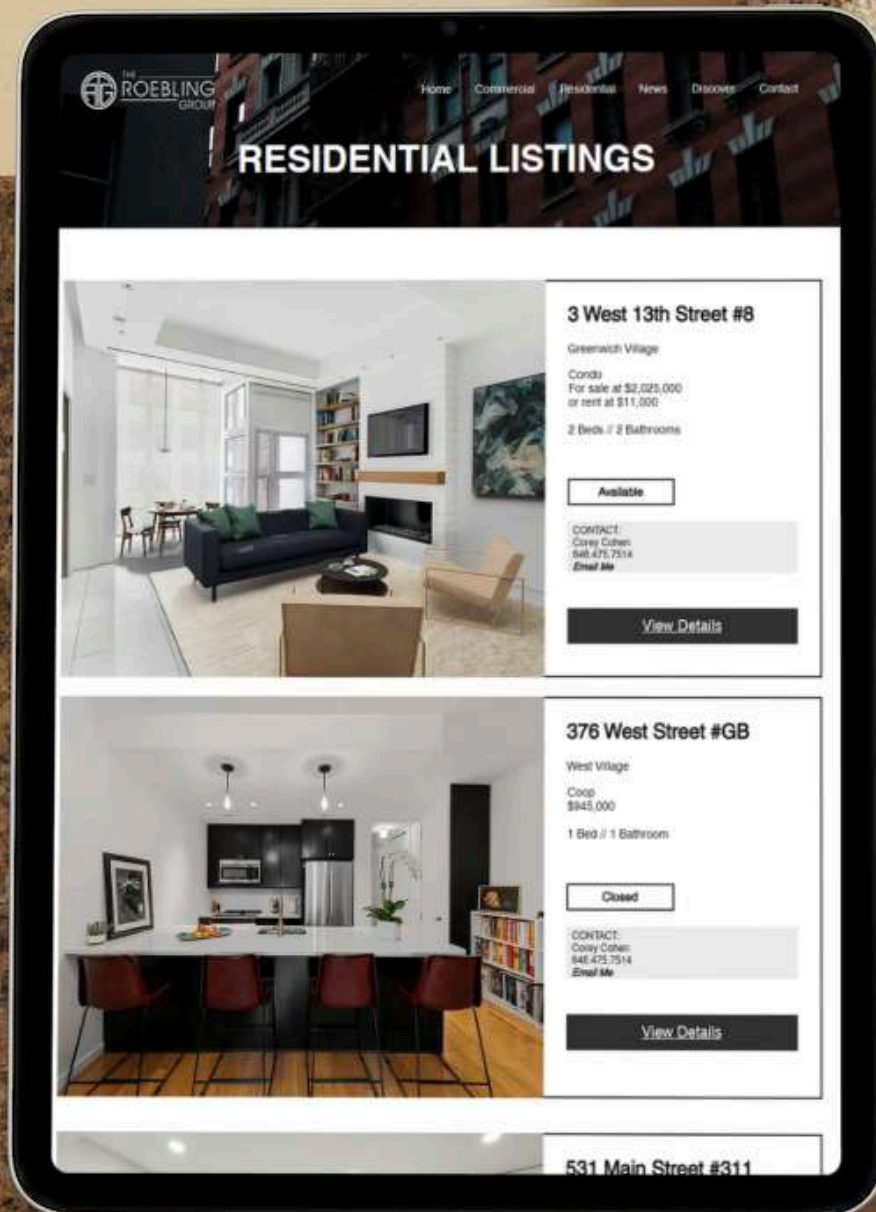
Corey Cohen

Licensed Associate Real Estate Broker
ccohen@roebelinggroup.com
t. 646.599.7379



Real Estate. Real Results.





WEBSITE AND RETARGETING

A key driver of retargeted advertising is being able to control the landing page that visitors go to. We'll have a page that brokers are clicking to from email blasts and we'll be able to monitor the analytics together. We'll be retargeting those visitors.

PRINT MATERIAL

As a boutique firm, we have the ability to elevate your home's story and step outside the unmemorable templates of a corporate agency. Every single marketing piece — from multipage brochures to custom mailers to open-house handouts — creates a cohesive story around your property and elevates it to luxury status.



432 Park Avenue



Cory Cohen
Licensed Associate Real Estate Broker
ccohen@robbinsgroup.com
646.959.7575





DUMBO's only Townhouse

with access to full amenities including 24-hour concierge

Immediate Occupancy
421-a tax abatement
Parking available for sale*

3 BR / 3 BA
3,177 INT SF
760 EXT SF
\$4,500,000

Amenities

- Rooftop terrace with outdoor kitchen and grilling station
- 24-hour concierge
- Children's playroom
- Fitness & Yoga room
- Resident's Lounge
- Pet Spa

ADVERTISING

Our in-house media team has fostered relationships with key print and digital publications. Based on your buyer profile, we're able to craft an effective, targeted campaign strategy unique to your listing.

24/7 PERSONALIZED ATTENTION

When the updates truly count and we're in the heat of the negotiation, we'll be communicating updates in real-time.



GUIDANCE





NEGOTIATING

We maximize leverage wherever possible to ensure your home receives the highest price the market can bear. Any information shared with us remains confidential so buyers cannot obtain a leg up on situations where you need to sell.

We've successfully employed Highest and Best Offer requests in the event of multiple bids. Throughout the sale we're readying backup offers. We continue to show the home until there's a contract signed.

GUIDANCE

VETTING

Most agents will only review a client's REBNY form before proceeding to a contract. We check backup documentation in tandem with the REBNY form to ensure financing and/or board approval is assured.



Postal Code: 10120

Consider whether this release is

to print
This document is for informational purposes only and does not constitute legal advice. You should consult with the legal requirements of your jurisdiction.

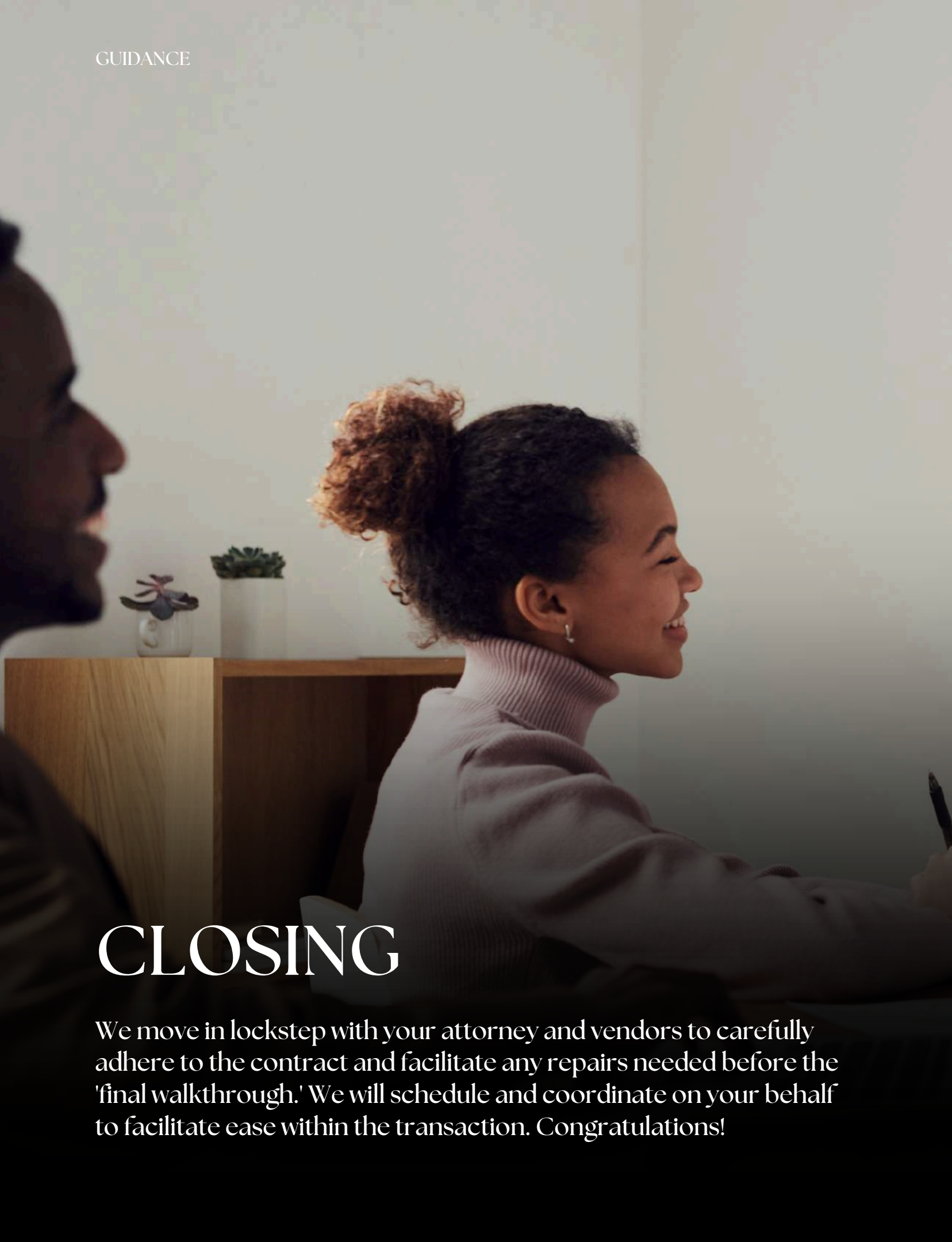
GUIDANCE





BOARD PACKAGE REVIEW

Contrary to many listing agents who merely delegate the board package to the Buyer's Agent, we're hands-on until submission to ensure accuracy and timeliness.

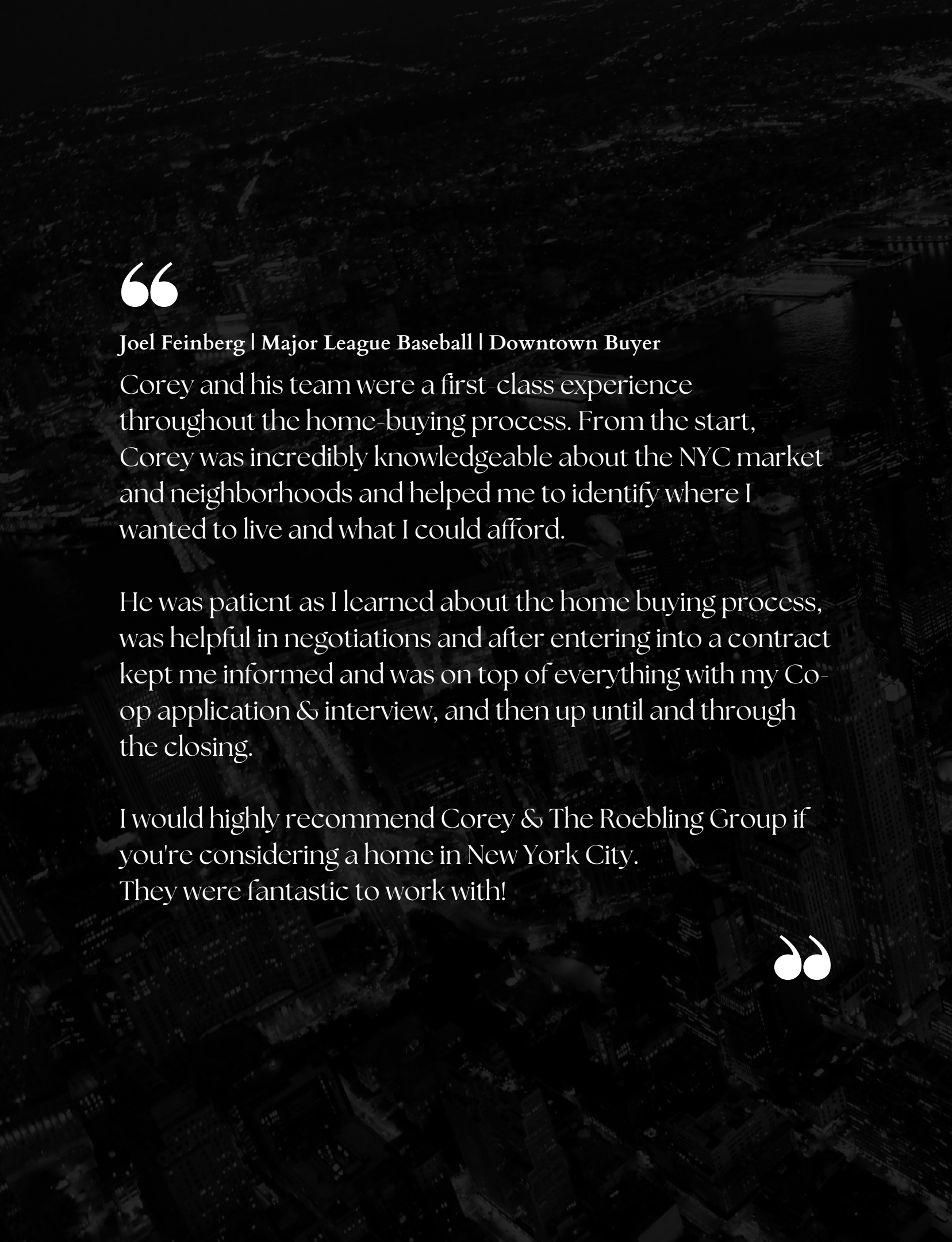
A photograph of a man and a woman in profile, smiling and looking towards the right. The woman has curly hair tied in a bun and is wearing a light purple turtleneck. The man is partially visible on the left. They are in a room with a wooden shelf holding small potted plants. The background is a plain, light-colored wall.

GUIDANCE

CLOSING

We move in lockstep with your attorney and vendors to carefully adhere to the contract and facilitate any repairs needed before the 'final walkthrough.' We will schedule and coordinate on your behalf to facilitate ease within the transaction. Congratulations!



An aerial, high-angle photograph of a city skyline at night, likely New York City. The image is dark, with the city lights providing a subtle glow. The buildings are densely packed, and the water of a harbor is visible on the right side. The overall tone is moody and sophisticated.

“

Joel Feinberg | Major League Baseball | Downtown Buyer

Corey and his team were a first-class experience throughout the home-buying process. From the start, Corey was incredibly knowledgeable about the NYC market and neighborhoods and helped me to identify where I wanted to live and what I could afford.

He was patient as I learned about the home buying process, was helpful in negotiations and after entering into a contract kept me informed and was on top of everything with my Co-op application & interview, and then up until and through the closing.

I would highly recommend Corey & The Roebling Group if you're considering a home in New York City. They were fantastic to work with!

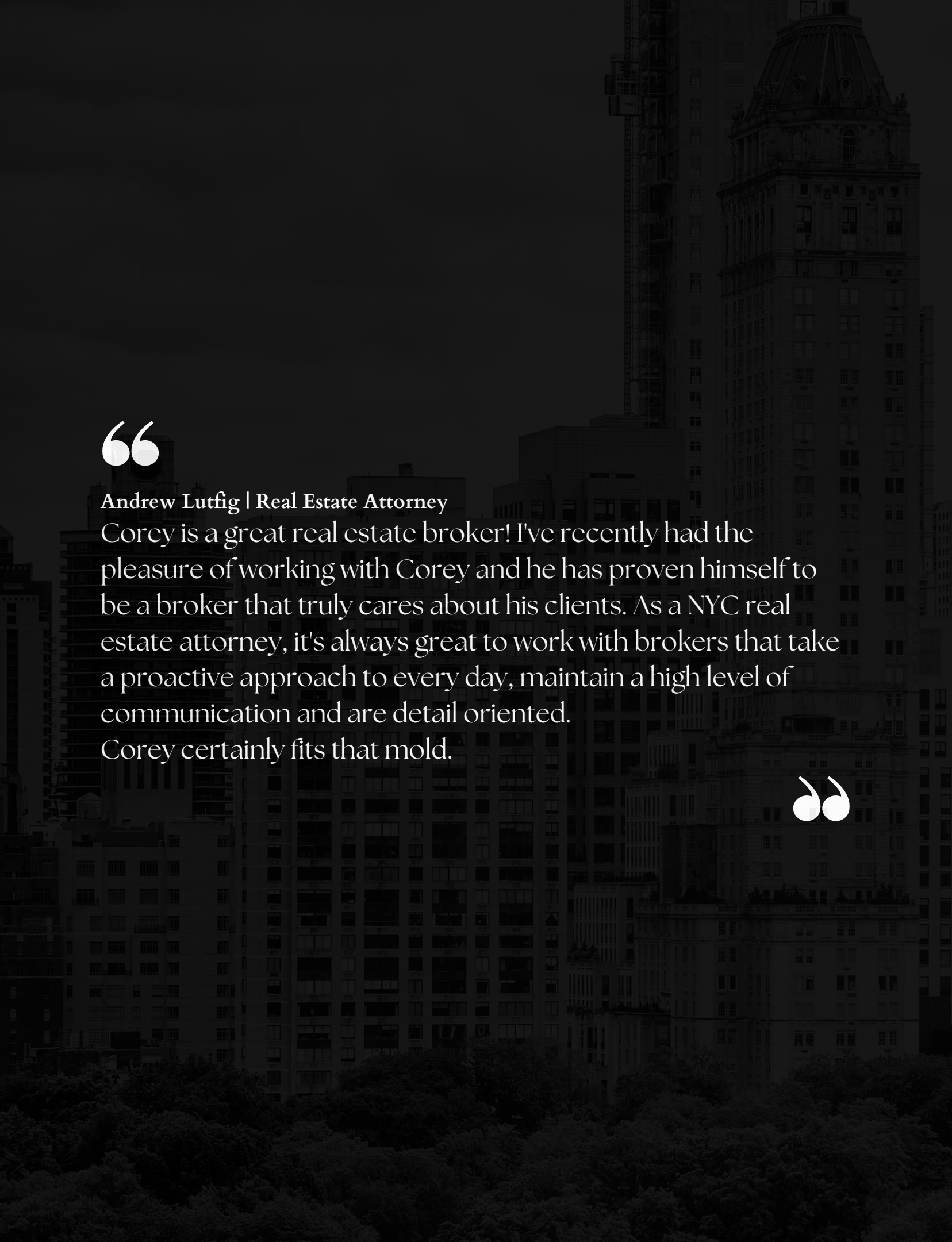
”

“

Sharon Mei | McKinsey & Company | UWS Buyer

From the first time we met Corey, it was clear that he is committed to his clients and willing to go above and beyond on our behalf. We started looking at properties during December of 2020 (peak of Covid) and Corey helped us navigate, view, and evaluate 25+ apartments across the Upper East and West Side in Manhattan, arming us with thorough research and expertise at every apartment. After we had an accepted offer, he strategically supported us through the co-op application and closing processes effectively. We're so happy with our new home and couldn't have done it without Corey. Highly recommend and will be referring our friends to him!

”



“

Andrew Lutfig | Real Estate Attorney

Corey is a great real estate broker! I've recently had the pleasure of working with Corey and he has proven himself to be a broker that truly cares about his clients. As a NYC real estate attorney, it's always great to work with brokers that take a proactive approach to every day, maintain a high level of communication and are detail oriented. Corey certainly fits that mold.

”

Follow me



@mrcoreycohen

Follow The Roebling Group



@roebblingroup



@roebblingRE



roebblinggroup.com



Real Estate. Real Results.

257 Central Park West
New York, NY 10024
roebelinggroup.com